

127A/3/1 Mantikda, Main Road
Kolkata – 700054

B E A U T Y A T T R A C T S T H E E Y E



Developers
Baba Bhoothnath Constructions
10/4, Hungerford Street, Kolkata - 700 017
Phone: 033 40061413 / 033 22837839



Architect
Raj Agarwal & Associates

Structural Engineer
SPA Consultants
Sanjiv Parekh

Marketed By



☎ 033 4010 4040 / 98310 73435

Disclaimer: This document is not a legal offering. It only describes the intent, purpose and concept of the developer.
All the areas, dimensions, layout, elevations and pictures are only indicative and not as per scale. All the details are subject to change, alteration and modification.

Impact 9831070725



STYLE CAPTURES THE HEART

STYLE. IT'S A WAY TO SAY WHO YOU ARE WITHOUT HAVING TO SPEAK



STYLE IS NOT ABOUT
BEING NOTICED,
BUT BEING REMEMBERED.

Welcome to

KALAMUNJI
SHARDatowers
Add Style To Your Lifestyle

Your exclusive stylish residence is a paradise to be remembered always.
Synonymous to style and splendor, here you luxuriate in unrivalled & opulent
interiors, unbridled & high octane glamour.





KALAMUNJ
SHARDATOWERS
Add Style To Your Lifestyle

Disclaimer: Artist Impression

REAL STYLE IS IRREPLACEABLE





Building Details

G+7

2 Towers

40 Flats

3 - 4 BHK AC Apartments

1635-2270 sq.ft

Adequate Car Parking

50% Open Space

Disclaimer: Artist Impression

STYLE IS QUALITY, NOT QUANTITY

Site

127A/3/1, Manicktala Main Road,
Kolkata – 700054

Your home looks stylish stationed in Maniktala, an important and posh locality of North Kolkata. It is an aristocratic locality well connected with the rest of the city.

Location Advantages

Maniktala is easily connected to Shyambazaar, Kankurgachi, Rajabazaar and Girish Park. Not to mention conveniences like bus stands, hospitals, markets and malls at a stone's throw distance.

Hospitals

Apollo Gleneagles Hospital 1.5 km
AMRI Hospital (Salt lake) 3 km
Charring Cross Nursing Home 650 m

Entertainment Zone

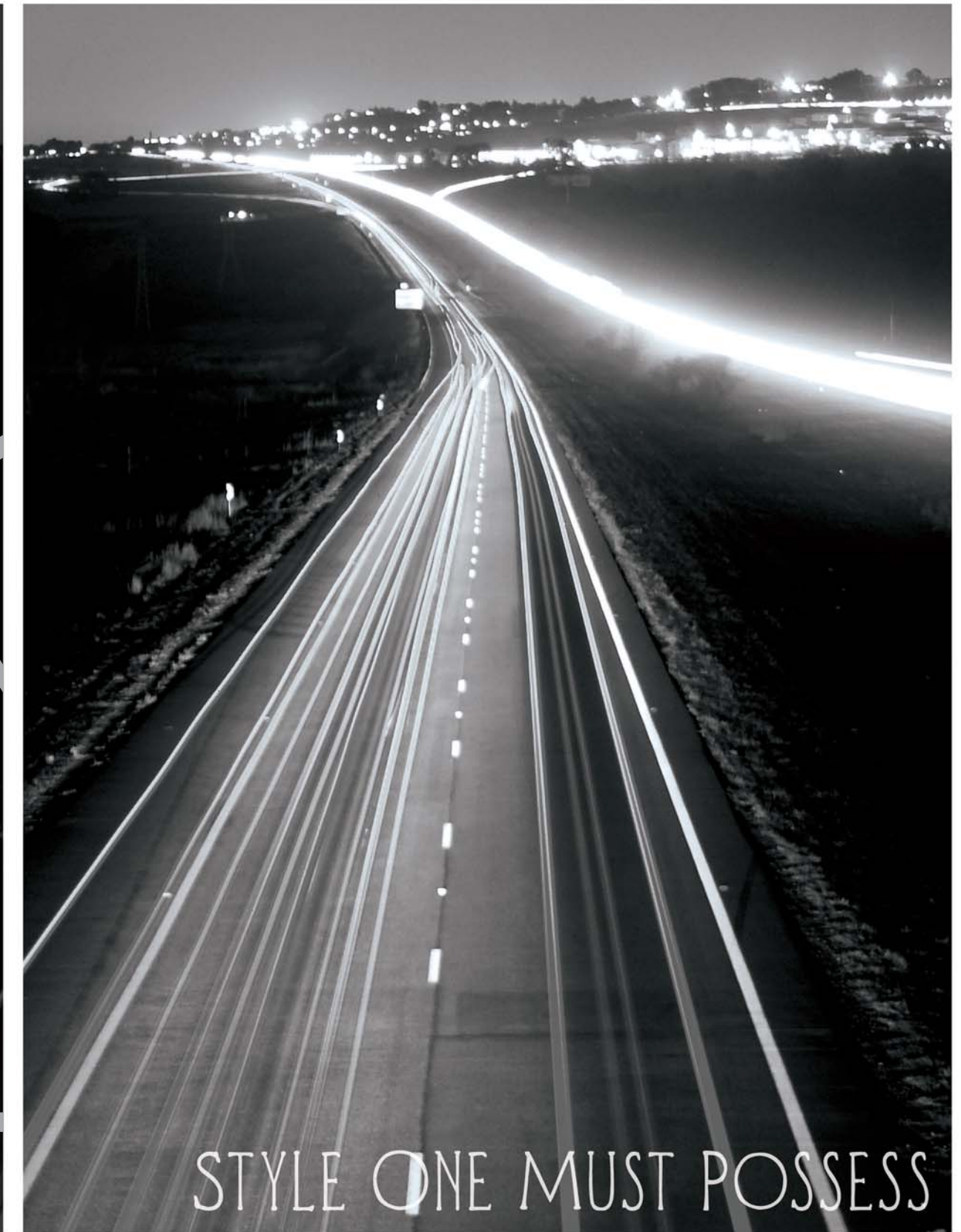
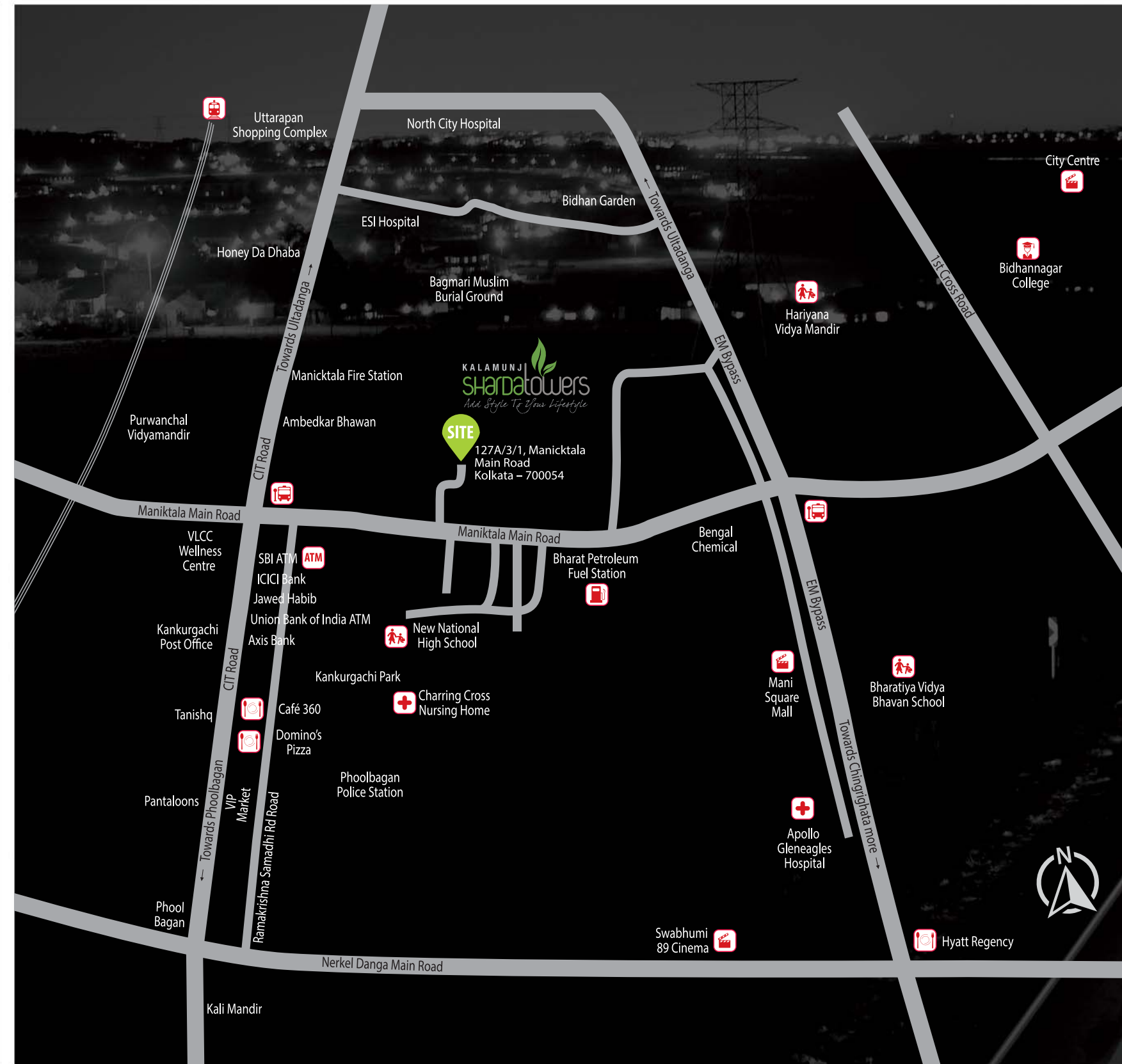
Mani Square 1.2 km
Swabhumi Inox 2.2 km
City Centre (Salt lake) 2.5 km
Hyatt Regency 2 km

Schools

New National High School 500 m
BMGS School 450 m

Nearby Landmark

EM Bypass 800 m
Girish Park Metro 3.5 km
Ultadanga Railway Station 2.1 km
Sector V 5 km



STYLE ONE MUST POSSESS

Outdoor Amenities

Kalamunj Sharda Towers redefine style. Premium to its core, it offers a quality of living beyond all else through the best of comforts.

Infinity Pool with changing room

Open air Gym

Children's Play Area

Adda Zone

Mini Batminton Court

Walking Track

Hanging Gardwn Pargola

Climbing Wall

Basket Ball Ring

Fully Air Conditioned Units

Decorative Rooftop

Disclaimer: Artist Impression

STYLE SPEAKS LOUDER THAN WORDS

Indoor Amenities

Community Hall

Decorative Double Height Entrance Lobby

Decorative Apartment Lobby

3 side open Vastu Compliant Flats

Ultra-Modern High Speed Elevators

Fully Air Conditioned Units

24 Hrs Security

CCTV Camera Serveillance

Video Door Phone

STYLE SAYS ONLY ME

The top notch detailing of your home navigates you to an alluring lifestyle making it the perfect environment for exploring and living.

KITCHEN

Walls-Premium quality ceramic tiles up to 2ft above platform
Floor - Mat Finish, Counter – Granite Counter
Fitting / Fixtures-Stainless Steel sink with drain board
Facilities for exhaust fans
Ceiling-Wall putty finish on all interior walls

ELECTRICAL

Copper wiring throughout concealed conduits
Provision for adequate light points, T.V. and telephone
Sockets with MCB's
Power Backup – For common areas
Intercom System – Apartment to apartment
& all service areas

STRUCTURE

Foundation – RCC
Building – Reinforced Concrete Column (RCC) framed structure
with columns, beams and slabs
Earthquake resistant

DOORS & WINDOWS

Doors – Flush doors & frames for
all rooms & entrance doors
of good quality
Other Doors - Godrej or equivalent locks
& fittings of high quality
Windows – Aluminium windows
matching with elevation

BATHROOM

Walls & Floor
Walls – Ceramic Tiles, Floor – Waterproofed floors with Anti Skid
Ceramic Tiles of best quality.
Jaquar / Grohe or equivalent make sanitary ware & CP fittings
Geyser Points in all bathrooms

LIVING / DINING

Floor – Italian Marble
Walls & Ceiling – Wall Putty finish
on all interior walls

LOBBY

Entrance Lobby
Decorative ceiling of Italian marble
Granite paneled lift façade
Elegant light fittings & flooring
Walls / Ceiling - Painted
with textured finish / plastic emulsion
Lift – Two automatic lifts of Kone
/ O.T.I.S / Schindler make or equivalent make
D.T.H. single service provider as
decided by the developer

SECURITY SYSTEM

CCTV camera surveillance and
Video Door Phone in front of
main entrance of each flat

OTHER FACILITIES

Driveway – Greenery, flowerpots or creepers
Floors with heavy duty tiles or stone
Beautiful green landscaping by renowned Landscape Architect
Provision for two telephone lines in each flat
Fire fighting equipments as per recommendations
Common areas to be painted with acrylic emulsion paint
Anti-termite treatment on land & building plinth

BEDROOMS / LOBBY / PASSAGE

Master Bedroom – Wooden flooring
Rest - Best quality Indian marble / vitrified tiles
Walls & Ceiling – Wall putty finish
on all interior walls





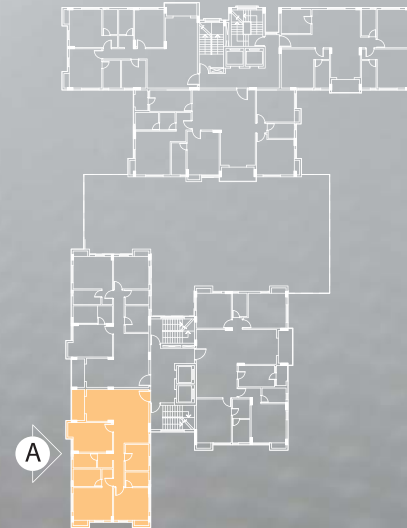
| Flat Type | Built-up Area | Super Built-up Area | BHK | Toilet |
|-----------|---------------|---------------------|------|--------|
| A | 1252 | 1665 | 3BHK | 3 |
| B | 1229 | 1635 | 3BHK | 3 |
| E | 1279 | 1701 | 3BHK | 3 |
| F | 1277 | 1698 | 3BHK | 3 |



| Flat Type | Built-up Area | Super Built-up Area | BHK | Toilet |
|-----------|---------------|---------------------|------|--------|
| A | 1252 | 1665 | 3BHK | 3 |
| B | 1252 | 1665 | 3BHK | 3 |
| C | 1707 | 2270 | 4BHK | 3 |
| D | 1707 | 2270 | 4BHK | 3 |
| E | 1279 | 1701 | 3BHK | 3 |
| F | 1277 | 1698 | 3BHK | 3 |

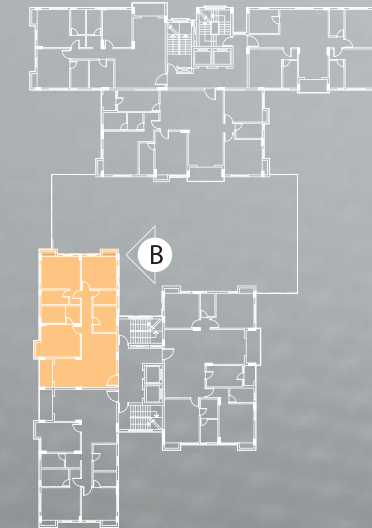
TYPE A

1665 SQ.FT.-3 BHK



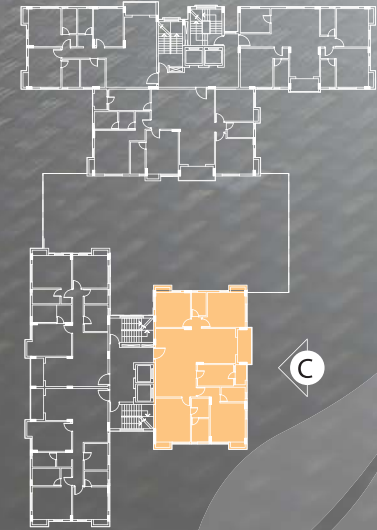
TYPE B

1635 SQ.FT.-3 BHK (1ST FL)
1665 SQ.FT.-3 BHK (TYPICAL)

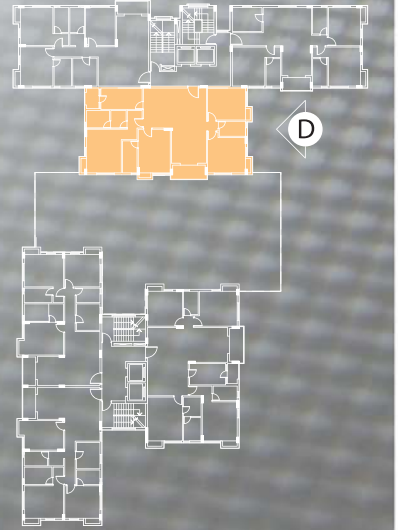


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TYPE C
2270 SQ.FT.-4 BHK

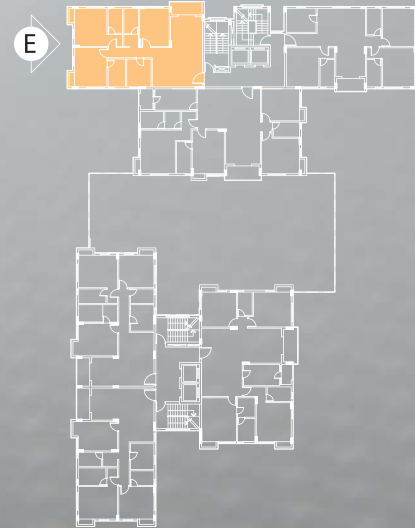


TYPE D
2270 SQ.FT.-4 BHK

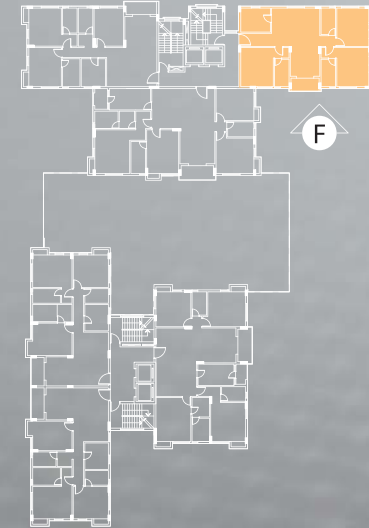


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TYPE E
1701 SQ.FT.-3 BHK



TYPE F
1698 SQ.FT.-3 BHK



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About the Owner

Patodia Group of Companies established in the year 1975 works for real estate and infrastructure development. It colonizes and constructs affordable housing projects specifically with socio-economic motives in Kolkata. Having an ample land bank and tie-ups with renowned developers, it constructs multi-storied residential complexes, high rise buildings and shopping malls. All their projects are in compliance to the Government Law RERA ACT with Green House Effect which reflects the social concern of environmental safety and protection. Their completed projects include Manikala and Swarnamani while the ongoing projects are Unimark Towers and many more.

About the Developers

Since the last seven years Chokhani Realtors Pvt Ltd has been into the realms of construction. It has a track record of successful completion of various projects at Rajarhat and Bangur Avenue. The company is also associated with Puri Group of Kolkata. Chokhani Group is committed to the development & construction of quality real estate at competitive prices.

Baba Bhoothnath Group headed by the dynamic MD and CEO; Mr Kedia started its business in the finance sector. It later diversified into hospital, real estate, tours and travels and stock broking. Baba Bhoothnath Group has always had a very successful track record in all their endeavors.



Past Projects



CHOKHANI PEARL
394, Jessore Road, Kolkata - 700 055



DCJ HOMES
Sarupati Apartment, Monikhola, Narayanpur, P.O.
R-Gopalpur, District - 24P (N), Kolkata. - 700 136

IN STYLE YOU TRUST